



Telluride Mountain
Title Company

1186133 - R8 SDMS

Telluride
335 W. Colorado Avenue
P.O. Box 1440
Telluride, CO 81435

Mountain Village
646 Mtn. Village Blvd.
Suite #100
Telluride, CO 81435

1-800-350-3025
970-728-3025
FAX 970-728-6416

January 05, 1996

MR. WAYNE WEBSTER
RICO DEVELOPMENT CORP
#7 IMPALA SOUTH
ATHENS, TX 75751

RE: ROBERTS/RICO PROPERTIES - 95090077
LOTS 7-9 & 30-40, BLK 19, RICO

Dear Mr. Webster:

Enclosed, please find the following document for your files regarding your sale of the above referenced property:

1. Warranty Deed, recorded December 19, 1995 in Book 272 at page 117 - copy.

If you have any questions, please do not hesitate to call. Please be sure to request Telluride Mountain Title Company for any Title Insurance or escrow services you may need in the future.

Sincerely,

Sharon Helwig-Miller
Vice-President

SHM/dav - 95090077

Enclosure

cc: TMT File - 95090077

WARRANTY DEED

THIS DEED, Made this _____ day of _____, 1995, between
RICO DEVELOPMENT CORPORATION, A COLORADO
CORPORATION

STATE DOCUMENTARY FEE
Date <u>12-20-95</u>
\$ <u>Exempt</u>

a corporation duly organized and existing under and by virtue of the laws of the State
of COLORADO, grantor, and
RICO PROPERTIES LIMITED LIABILITY COMPANY, A
COLORADO LIMITED LIABILITY COMPANY
whose legal address is P.O. BOX 220
RICO, CO 81332

doc fee = exempt

of the County of DOLORES and State of COLORADO, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of DOLORES and State of Colorado described as follows:
Lots 7, 8 and 9 AND Lots 30 through 37, inclusive, Block 19,
Town of Rico, according to the plat filed of record in the
office of the Clerk and Recorder, County of Dolores, State of
Colorado.

as known by street and number as: LOTS 7-9 & 30-37, BLK 19, RICO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except THOSE OF RECORD.

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: RICO DEVELOPMENT CORPORATION, A
COLORADO CORPORATION

By Wayne E. Webster
WAYNE E. WEBSTER, PRESIDENT

State of _____)
County of _____) ss.

The foregoing instrument was acknowledged before me this 31 day of November, 1995,
by WAYNE E. WEBSTER AS PRESIDENT OF RICO DEVELOPMENT CORPORATION, A COLORADO
CORPORATION.

My commission expires 10-24-99

Witness my hand and official seal.

Cindy Holliman
Notary Public

